



Los Angeles County
Department of Regional Planning
Director of Planning James E. Hartl, AICP



December 9, 2002

TO: Michael D. Antonovich
Supervisor, Los Angeles County

FROM: 
James E. Hartl, AICP
Director of Planning

SUBJECT: **RESPONSE TO MS. SHARON RAGHAVACHARY OF
CRESENTA VALLEY TOWN COUNCIL CORRESPONDENCE
REGARDING TENTATIVE TRACT MAP NO. 54001**

Attached for your information is our response to Ms. Sharon Raghavachary's correspondence dated October 21, 2002, regarding a proposed development for 24 attached condominium units.

JEH:EF:szd

Attachment



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December 9, 2002

Sharon Raghavachary
Co-Chair, Foothill Design Committee
Crescenta Valley Town Council
P.O. Box 8676
La Crescenta, California 91214

Dear Ms. Raghavachary:

I am responding to your October 21, 2002 letter to Supervisor Antonovich regarding the proposed development on the May Lane/La Crescenta Motel site on Foothill Boulevard.

Tentative Tract Map No. 54001 and Conditional Use Permit No. 00-210-(5) were filed with the Department of Regional Planning on August 13, 2002. The applicant proposed to develop the 1.08-acre site with 24 attached condominium units. The subdivision request is to create 24 condominium units and the conditional use permit is to allow residential development within a commercial zone.

The proposal was reviewed by the County's Subdivision Committee on September 23, 2002. The Subdivision Committee consists of staff of the Departments of Public Works, Fire, Parks and Recreation, Health Services, and Regional Planning and is responsible for evaluating the proposed development for technical feasibility. At this time, the project is "on hold" pending clearance of several technical items, such as an approved drainage concept, environmental assessment, tentative map corrections and several issues relating to project designs (i.e. project density and building designs). Also, the applicant was instructed by staff to contact the Crescenta Valley Town Council regarding his proposed development.

The environmental impacts of the proposed project are reviewed by the Department of Regional Planning's Impact Analysis section, in consultation with interested agencies. The determination as to the appropriate environmental document has yet to be made. The decision as to whether or not an Environmental Impact Report is required is based upon the determination of the significance of the project's potential impacts. Questions regarding on the environmental review process for this project may be directed to Roxanne Tanemori of the Impact Analysis section at (213) 974-6461.

Staff has informed the project applicant that the Crescenta Valley Town Council would like to review the proposed project. Staff has discussed this project, and the scheduling of a meeting with the Town Council, with Rita Hadjimanoukian of Supervisor Antonovich's office. Ms. Hadjimanoukian has indicated she will coordinate such a meeting.

If you have any questions regarding this matter, please contact Ms. Ellen Fitzgerald or Mr. Sam Dea of my staff at (213) 974-6433, Monday through Thursday, 7:30 a.m. to 6:00 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING



James E. Hartl, AICP
Director of Planning

JEH:EF:szd